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Map

Block

Lot

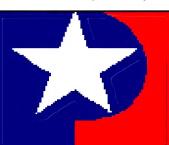
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,794,500 / 1,794,500
 USE VALUE: 1,794,500 / 1,794,500
 ASSESSED: 1,794,500 / 1,794,500



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
321		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LAW MARGARET E/TRUSTEE

Owner 2: 321 MYSTIC ST TRUST

Owner 3:

Street 1: 321 MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAW LEWIS A & MARGARET E -

Owner 2: -

Street 1: 321 MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 29,200 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 3238 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		29200		Sq. Ft.	Site		0	70.	0.68	4			Med. Tr	-10	View	50			1,379,700						1,379,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							44838
GIS Ref							
GIS Ref							
Insp Date							02/18/09

USER DEFINED

Prior Id # 1:	44838
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:49:08
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	414,400	0	29,200.	1,379,700	1,794,100	1,794,100	Year End Roll	12/18/2019			
2019	101	FV	329,200	0	29,200.	1,379,700	1,708,900	1,708,900	Year End Roll	1/3/2019			
2018	101	FV	329,200	0	29,200.	1,182,600	1,511,800	1,511,800	Year End Roll	12/20/2017			
2017	101	FV	329,200	0	29,200.	1,103,800	1,433,000	1,433,000	Year End Roll	1/3/2017			
2016	101	FV	329,200	0	29,200.	946,100	1,275,300	1,275,300	Year End	1/4/2016			
2015	101	FV	327,600	0	29,200.	847,500	1,175,100	1,175,100	Year End Roll	12/11/2014			
2014	101	FV	327,600	0	29,200.	784,500	1,112,100	1,112,100	Year End Roll	12/16/2013			
2013	101	FV	327,600	0	29,200.	748,000	1,075,600	1,075,600		12/13/2012			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAW LEWIS A & M	53569-255		9/22/2009	Family	99	No	No		
	14334-217		5/1/1981		245,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/27/2013	972	Manual	7,902	C					5/1/2014	External Ins	PC	PHIL C
10/7/2010	2105	Manual	11,794					REPL 3 DOORS	7/10/2013	Info Fm Prmt	EMK	Ellen K
									2/18/2009	Meas/Inspect	372	PATRIOT
									3/28/2000	Inspected	276	PATRIOT
									10/12/1999	Mailer Sent		
									10/12/1999	Measured	263	PATRIOT
									7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS.											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 8 - Brick Veneer				A HBth: 1	Rating:														
Sec Wall: 6 - Stucco	5%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: RED				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1950	Eff Yr Blt:			Location: 1				Lvl 1											
Alt LUC:	Alt %:			Total Units: 1				Lower											
Jurisdct: G12	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior: 1				No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall	Functional: 1			Interior: 1				1	6	3									
Sec Int Wall: 1	Economic: 1	%		Additions: 1															
Partition: T - Typical	Special: 1	%		Kitchen: 1															
Prim Floors: 4 - Carpet	Override: 1	%		Baths: 1															
Sec Floors: 1	Total: 18.6 %			Plumbing: 1															
Bsmnt Flr: 12 - Concrete				Electric: 1															
Subfloor: 1				Heating: 1															
Bsmnt Gar: 1				General: 1															
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Insulation: 2 - Typical				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL				
Int vs Ext: S				Size Adj: 1.26619720															
Heat Fuel: 2 - Gas				Const Adj: 1.01821494															
Heat Type: 1 - Forced H/Air				Adj \$ / SQ: 122.480															
# Heat Sys: 1				Other Features: 95635															
% Heated: 100	% AC: 100			Grade Factor: 1.21															
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000															
% Com Wall	% Sprinkled:			NBHD Mod: 1.00															
				LUC Factor: 1.00															
				Adj Total: 509526															
				Depreciation: 94772															
				Depreciated Total: 414754															
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 070.0-0003-0001.C				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					